



July 9, 2014

Item No. 3

**AUTHORIZATION TO EXECUTE CONTRACT WITH ALL CHICAGO, INC. FOR
MODERNIZATION UPGRADES
AT 1254 LOOMIS ST., CHICAGO, IL (JANE ADDAMS FAMILY RESOURCE CENTER)**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with All Chicago Construction, Inc. for the modernization upgrades at Jane Addams Family Resource Center in the firm fixed amount of \$4,489,614 plus a not to exceed amount of \$269,373.84 in contingency (which is in line with industry standards) strictly limited to potential change orders justified as a Discovered Condition or city code compliance issues for a total amount not to exceed \$4,758,990.84. The Scope of Work is to be completed within three hundred (300) calendar days of the date set forth in the Notice to Proceed. The community center is located at 1254 Loomis St. in Chicago, IL.

The Deputy Chief and the Interim Director of the Capital Construction Department, the Office of the General Counsel, and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOAL: Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

FUNDING: General Fund

SOLICITATION SUMMARY

Specification No.: IFB 14-01315
Vender: All Chicago, Inc.
4100 W. Belmont Ave.
Chicago, IL 60641

Contract Type:
Construction Services
Base Contract Amount: \$4,489,614
Contingency amount: Not to Exceed
\$269,376.84
The aggregate amount: Not to exceed
\$4,758,990.84.
Contract Period:
Scope of Work to be completed within 300
calendar days from the date set forth in the

Solicitation Release Date:
April 10, 2014
Days Advertised:
35 days

Addendum:
1) April 23, 2014

Notice to Proceed

Option Period: not applicable
Publications: Chicago Sun-Times, Defender,
Extra, CHA website, BuySpeed
Vendor List: 925
Pick-Up List: 58

Pre-Bid Date: April 18, 2014
Solicitation Due Date: May 15, 2014
Assist Agencies: 66
Respondents: 6
M/W/DBE Respondents: 4

<u>COMPLIANCE INFORMATION</u>	New Hires Needed	Required	Proposed
M/W/DBE Participation		40% \$1,795,845.60	75% \$3,394,982
Section 3 Hiring No. (30% of new hires)	1	.3	1
Section 3 Business Concern		10% \$448,961.40	10.1% \$449,962
- Other Economic Opportunity			

GENERAL BACKGROUND /EXPLANATION

The community center was originally part of the Roosevelt Square Master Plan, whereas, the CHA committed to the residents to renovate the building.

The existing building requires ADA retrofits and renovations to meet current code and be utilized to the maximum capacity. The adjacent building is currently in a similar state of disrepair and houses several essential functions including property management and the security camera system.

The result of this project would combine the functions of the two buildings into one; thereby reducing overall operating costs for the site and freeing up the adjacent land to be re-developed in the future.

The CHA is required under Federal Regulations to provide ADA compliant access to all of its non-dwelling structures.

PROCUREMENT INFORMATION

On April 10, 2014 CHA issued an Invitation for Bid 14-01315 to provide services for the modernization upgrades at Jane Addams Family Resource Center. The advertisement ran in the Chicago Sun-Times, the Chicago Defender, Extra, on the CHA website, and on BuySpeed Online. The pre-bid conference and site visit were held on April 18, 2014.

The CHA issued a single addendum on April 23, 2014. It provided the environmental scope for reference.

The CHA received and opened 6 bids on May 15, 2014. The lowest responsive and responsible bidder was All Chicago, Inc. at \$4,489,614. This amount falls within approximately 6% of the independent cost estimate ("estimate") of \$4,221,203, within the accepted industry standard variance. The next two lowest bids were over 8-11% higher than All Chicago's bid.

RECOMMENDATION

The Capital Construction Department recommends that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with All Chicago, Inc. for the modernization upgrades located at 1254 Loomis Street, Jane Addams Family Resource Center for the amount of the winning bid of \$4,489,614 + \$269,376.84 in contingency strictly limited to potential change orders justified as a Discovered Condition or code compliance issues for a total not-to-exceed amount of \$4,758,990.84.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (Department of Housing and Urban Development) procurement laws.

The Deputy Chief of Construction and Interim Director of the Capital Construction Department concur with the recommendation to enter into a contract with All Chicago, Inc. for the modernization upgrades at Jane Addams Family Resource Center.

The CEO/President recommends approval to enter into a contract with All Chicago, Inc. for the modernization upgrades at 1254 Loomis Street Jane Addams Family Resource Center.

RESOLUTION NO. 2014-CHA-69

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 9, 2014 entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH ALL CHICAGO, INC. FOR THE MODERNIZATION UPGRADES AT JANE ADDAMS FAMILY RESOURCE CENTER";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with All Chicago, Inc. for the modernization upgrades at Jane Addams Family Resource Center in the firm fixed amount of \$4,489,614 plus a not to exceed amount of \$269,376.84 in contingency strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$4,758,990.84. The Scope of Work is to be completed within three hundred (300) calendar days of the date set forth in the Notice to Proceed. The Jane Addams Family Resource Center is located at 1254 Loomis St. in Chicago, IL.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements.



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